

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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1, St. Aldhelms Close, Malmesbury

Price Guide £395,000

An immaculate, extended family home (1190 sq ft) within walking distance of the town centre, with south facing, low maintenance garden.

3 double bedrooms, family bathroom, en-suite shower room. Fabulous sitting/dining/family room, kitchen/breakfast room. cloakroom.
Adjoining garage, driveway parking.



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The Property

A well presented and thoughtfully extended townhouse, built in 2003 by reputable Cirencester-based developers Colburn Homes. The current owners have enhanced the property with a stylish extension, creating a versatile and light-filled sitting/dining/family room, which features glazed sliding doors opening into the kitchen/breakfast room. The property offers three double bedrooms, including a master with en suite shower room, and a modern family bathroom. Both the kitchen and bath/shower rooms have been tastefully updated.

Outside, the landscaped, low-maintenance garden enjoys a desirable southerly aspect, and the adjoining garage features an electric door and rear access to the garden.

General

All mains are connected. The gas boiler in the kitchen provides central heating and hot water. Council Tax Band D - £2,506.25 payable for 2025/26. EPC rating C - 74.

Malmesbury

Reported to be England's oldest borough, dating from around 880AD, Malmesbury is a vibrant market town. Home to a stunning 12th century Abbey, a 15th century Market Cross and a charming High Street with unique, independent shops. There are lovely walks along the beautiful River Avon, fabulous cafes, restaurants, pubs and the oldest Hotel in England. It has a Waitrose supermarket, a regular farmers' market, a library,

museum, leisure centre with pool, two primary schools and a 'High Performing Academy' secondary school. It is also home to the UK headquarters of Dyson. Nearby are the popular attractions of Westonbirt Arboretum and the Cotswold Water Park. The City of Bath is 23 miles to the south-west and J17 of the M4, 5 miles south, provides access to the area's major employment centres and there are trains to Paddington in just over an hour from Chippenham and Kemble.

Direction to SN16 0DJ

At the top of the High Street, bear left and continue past the Abbey to the Triangle. Turn right and proceed down Gloucester Road to the mini roundabout. Turn left into Park Road, continue past Willow View Close on the left and take the next left into St Aldhelms Road. Proceed up the hill and turn right into St Aldhelms Close.

